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CITY OF EL CENTRO

APARTMENT GROWTH TREND SURVEY

1977

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Housing Apartments El centro
Survey S

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CITY OF EL CENTRO

APARTMENT GROWTH TREND SURVEY

1977

INTRODUCTION

The following apartment growth trend survey is the second in a two part series of reports concerned with residential growth in the City of El Centro. Along with a previous survey of residents occupying recently constructed single family homes, it is anticipated that this report will provide additional insights into the future housing needs of El Centro.

BACKGROUND

The City of El Centro is the County Seat and a principal retail/service center for the agriculturally based economy of Imperial County California. According to the 1973 General Plan update, the City of El Centro has maintained an overall pattern of steady, moderate, population growth since 1960 (approximately 2% per year), contrasted by annual fluctuations in the amount and type of residential construction. While single family homes continue to dominate the El Centro housing inventory, there have been significant increases in apartment construction. Since 1960 apartment construction has averaged 45% of the total residential construction. Although building records indicate that the bulk of recent single family homes were constructed in the northwest and the southwest sections of the city, apartment construction (with the exception of the eastern portion) has generally occurred more evenly throughout El Centro.

According to the General Plan Housing Element, since 1960 the issuance of residential building permits rose faster than what population growth statistics alone might account for. For example, between 1960-70 total housing units increased by 26% while the population increased by only 15%. Between 1970-76 this trend continued with a 26% increase in housing starts versus a 12% population increase. This differential is further accentuated by an overall low residential vacancy rate identified as only 4% in El Centro by the Special U.S. Census conducted in January, 1977. Consequently, when investigating residential expansion in El Centro, variables other than population growth should also be considered.

Purpose

The purpose of this study was to identify recent growth and mobility trends pertaining to residents of apartments within the City of El Centro. The accurate identification of existing trends can assist the City in the evaluation of policies needed to accommodate projected future growth.

Objectives

The objectives of the study were to evaluate several factors relevant to apartment residents in El Centro. From this material various growth trends involving mobility, household size, employment, etc., can be identified. Specifically, information was sought to determine the significance of data related to:

- | | |
|-------------------------|------------------------|
| 1. Prior residence | 4. Employment |
| 2. Household statistics | 5. Projected residence |
| 3. Reasons for moving | |

SCOPE

The study area was limited to 12 apartment complexes selected within the City of El Centro. Responses were received from 323 residents of apartment buildings totaling 843 units. Care was exercised towards insuring a cross section of apartments representing a variety of locations, sizes and rental costs which might generally be considered by both recent and more established city residents. Rentals varied from studios to three bedroom units at a cost of \$140-\$320 per month. The apartment complexes ranged from 10 through 300 units. (See Exhibit "A" for a map of the areas surveyed.)

METHODS

A door to door survey approach was utilized. Interviews were conducted by bilingual staff using a questionnaire which was available in both English and Spanish. The choice of language was left to the discretion of the staff interviewer. Interviews were generally conducted between 5:30 and 7:30 p.m. during the month of May, 1977. (See Exhibits "B-1" and "B-2" for the English and Spanish versions of the questionnaire.)

PRESENTATION AND ANALYSIS OF THE FINDINGS

Once collected the data was organized into an apartment growth trend survey chart which provides a cross-reference by topic and apartment complexes. (See Exhibit "C"). The results of the survey were organized into the following categories.

I. Prior Residence

Individual households were interviewed regarding several characteristics of their prior residence.

The following chart identifies the location, housing type and ownership status of their last place of residence.

PRIOR RESIDENCE										
Apt. Complex	City	Imp. Cty.	Out of CA	State	House	Apt.	Mobile Home	Own	Rent	
Aurora Manor		33%	17%	37%	12%	42%	46%	12%	33%	66%
Brighton Manor		33%	33%	22%	11%	66%	22%	11%	66%	33%
Coco Palms		45%	20%	30%	5%	40%	55%	5%	40%	60%
Cottonwood Arms		14%	9%	36%	36%	68%	27%	4%	50%	50%
Del Nido		28%	19%	26%	25%	42%	56%	3%	33%	66%
Desert Gardens		31%	15%	27%	23%	42%	54%	4%	31%	69%
Posada del Sol		22%	31%	31%	11%	65%	31%	3%	25%	72%
Royal Manor		73%	9%	--	18%	54%	45%	--	36%	54%
2nd Ave. Apts.		100%	--	--	--	29%	71%	--	28%	70%
Valley Townhouse		61%	13%	13%	13%	52%	42%	6%	35%	64%
Valley Villa		52%	14%	19%	14%	57%	43%	--	52%	48%
Villa Lee		31%	7%	24%	34%	55%	38%	7%	31%	69%
Average Total		36%	19%	26%	19%	52%	43%	5%	35%	65%

One of the most significant trends identified by the survey was that only 36% of the 323 households interviewed last lived within the City of El Centro. Of the 64% coming from outside of the city, 19% last lived within Imperial County, 26% came from other counties within California and 19% came from out of state. While there was considerable variation among apartment complexes, the overall in-migration figure of 64% clearly indicates that in-migration has been crucial in creating the demand for additional apartment units. Also noteworthy was that in-migration from other counties (most frequently from Southern California and the San Joaquin Valley) was the largest single category. The data also shows that 52% of all surveyed apartment residents previously lived in a house, 43% in an apartment and 5% in a mobile home. In addition, 35% formerly owned their own home and 65% previously rented. These statistics reaffirm an increasing trend towards apartment living.

II. Household Statistics

Limited household statistics were obtained to identify average population densities, the significance of household redistribution and probable impacts upon schools and youth related services. The following statistics indicate the average age and number of children per apartment unit and the present and prior household size.

HOUSEHOLD STATISTICS

Apt. Complex	No. of Child. H.H.	Ave. Child Age	No. Pres. H.H.	No. Prior H.H.
Aurora Manor	1.2	7.9	3.1	2.9
Brighton Manor	--	--	2	2.8

Household Statistics. Con't.

Apt. Complex	No. of Child. H.H.	Ave. Child Age	No. Pres. H.H.	No. Prior H.H.
Coco Palms	.05	15	1.7	2.3
Cottonwood Arms	.7	8.3	2.6	2.7
Del Nido	.04	.5	1.6	2.6
Desert Gardens	.7	7.3	2.5	3.3
Posada del Sol	1.5	7	3.9	4.4
Royal Manor	.09	.5	1.5	2.6
2nd Ave. Apts.	.3	3	2.3	4
Valley Townhouse	.5	10	2.5	2.7
Valley Villa	--	--	1.4	2.8
Villa Lee	.5	5.8	2.8	3.1
Average Total	.7	7	2.5	3.2

Within the area surveyed there was an average of 2.5 persons presently residing in each apartment unit, compared to an average of 3.2 persons living in their previous place of residence. This 22% reduction in household density has contributed to an additional demand for residential construction in excess of population growth. Statistically there were .7 children per apartment unit, averaging seven years of age. Thus, typically seven school age children could be anticipated for every ten apartment units. However, as household statistics varied significantly between apartment com-

plexes, (eg., the least expensive apartment complex had the highest present and prior household densities); rental costs, number of bedrooms per unit, ethnic composition, apartment policy towards children, etc., should also be considered when forecasting for specific apartment buildings.

III. Reasons for Moving

Apartment residents were interviewed regarding their main reason for moving to their current address. The following chart identifies the six categories into which residential responses were organized.

REASONS FOR MOVING

Apt. Complex	Employ- ment	Area Size	Indepen- dence	Marital Status	Price/ Avail.	Other
Aurora Manor	42%	25%	--	4%	29%	--
Brighton Manor	33%	11%	22%	11%	22%	--
Coco Palms	35%	35%	5%	5%	5%	15%
Cottonwood Arms	64%	14%	--	4%	14%	4%
Del Nido	47%	9%	9%	9%	19%	7%
Desert Gardens	46%	15%	8%	19%	11%	--
Posada del Sol	46%	13%	8%	7%	24%	1%
Royal Manor	18%	18%	27%	18%	18%	--
2nd Ave. Apts.	14%	43%	14%	14%	14%	--

REASONS FOR MOVING

Apt. Complex	Employ-ment	Area Size	Indepen-dence	Marital Status	Price Avail.	Other
Valley Townhouse	39%	16%	3%	3%	35%	3%
Valley Villa	24%	38%	24%	5%	--	10%
Villa Lee	59%	10%	--	3%	14%	13%
Average Total	38%	18%	8%	8%	18%	10%

Of the six general reasons for moving to their present address, employment was cited as the motivating factor for 38% of those interviewed. The price or availability of the apartment as well as a desirable size or location were the next most frequently cited, accounting for 18% each. Of particular significance in assessing the impact of household redistribution was that 8% of those interviewed cited independence - that is primarily young adults setting up independent households and another 8% cited a change in marital status (divorce, separation or marriage.) For the 10% who cited a variety of reasons listed under "other", retirement and a preference for apartment living were the most significant.

IV. Employment

Because of the close relationship between employment opportunities and residential growth, household members were asked the type and location of their employment. Identified on the following chart are the percentage of employed, unemployed or retired household members, as well as households containing more than one employed person.

EMPLOYMENT

Apt. Complex	STATUS				LOCATION				
	Em- ployed	Unem- ployed	Re- tired	Multi- Income	El Centro	Calexi- co	Braw- ley	Other	
Aurora Manor	100%	--	--	38%	87%	13%	--	--	
Brighton Manor	89%	--	11%	--	100%	--	--	--	
Coco Palms	80%	10%	10%	30%	67%	4%	--	29%	
Cottonwood Arms	100%	--	--	27%	70%	7%	13%	7%	
Del Nido	93%	4%	4%	32%	55%	13%	11%	21%	
Desert Gardens	96%	4%	--	27%	71%	--	8%	22%	
Posada del Sol	82%	15%	3%	18%	54%	4%	13%	29%	
Royal Manor	92%	8%	--	27%	75%	--	--	25%	
2nd Ave. Apts.	72%	14%	14%	29%	71%	--	--	29%	
Valley Townhouse	97%	--	3%	32%	62%	10%	5%	23%	
Valley Villa	86%	5%	9%	14%	52%	19%	10%	19%	
Villa Lee	97%	3%	--	34%	73%	21%	3%	3%	
Average Total	92%	5%	3%	23%	64%	9%	8%	19%	

EMPLOYMENT (Con't)

Apt. Complex	TYPE		Ind./ Manuf.	Gov't	Profes- sional	Const.	Ins./ Fin.	Other
	Agric.	W/R						
Aurora Manor	3%	15%	27%	3%	12%	27%	3%	6%
Brighton Manor	--	70%	20%	--	--	10%	--	--
Coco Palms	5%	33%	--	--	24%	33%	5%	--
Cottonwood Arms	11%	7%	7%	18%	36%	18%	4%	--
Del Nido	5%	14%	6%	13%	38%	17%	--	--
Desert Gardens	--	7%	14%	10%	28%	28%	--	--
Posada del Sol	44%	14%	12%	18%	2%	--	3%	--
Royal Manor	--	20%	10%	--	30%	40%	--	--
2nd Ave. Apts.	29%	14%	--	--	29%	14%	14%	--
Valley Townhouse	9%	9%	16%	3%	19%	22%	3%	9%
Valley Villa	10%	5%	24%	24%	19%	10%	--	5%
Villa Lee	3%	18%	9%	12%	36%	9%	--	12%
Average Total	12%	15%	12%	11%	22%	15%	2%	3%
								5%

Of the households surveyed, 92% contained one or more members who considered themselves to be employed, 5% were unemployed and 3% were retired. In comparison with overall Imperial County labor statistics which showed a 17% seasonally adjusted unemployment rate for May, 1977, apartment dwellers in El Centro appeared to demonstrate a considerably more favorable employment picture. However, there were distinct variations in unemployment rates with two apartment complexes registering no unemployment, versus 15% and 14% unemployment at two of the least expensive apartment complexes. In addition, 23% of all households surveyed had more than one full time wage earner and there was an average of 1.6 persons employed per apartment unit.

Government was found to be the largest employer of apartment residents totaling 22% of those surveyed. Wholesale/retail trade as well as a professional category (consisting largely of doctors, accountants, lawyers, teachers, nurses, etc.) were the next largest, each providing employment for 15% of the apartment work force. Other sizeable employment categories included agriculture with 12%, services (repair, rental, cleaning printing, etc.) which also employed 12%, and industrial/manufacturing with 11%. In addition, 3% worked for insurance/financial institutions, 2% in construction and 5% in a variety of occupations jointly classified as "other". Again, unlike overall Imperial County labor statistics, government employment (rather than agriculture) was the most important for city apartment residents.

The location of employment was also demarcated in the survey with 64% working in El Centro, 9% in Calexico, 8% in Brawley and 19% in all other areas of the Imperial County. Thus, a significant segment of the apartment work force (36%) chose to live in El Centro despite working elsewhere. Consequently, the development of economic opportunities in nearby areas of the Imperial Valley should generate additional housing demands in El Centro.

V. Projected Residence

In order to estimate apartment turnover and migration trends information was collected regarding projected residence. The following chart outlines the length of time residents estimated they planned to remain in their respective apartment buildings and the City of El Centro.

Projected Residence

Apt. Complex	City 0-1 yrs.	1-3 yrs.	3+ yrs.	Indefi- nite	Perma- nent
Aurora Manor	13%	12%	8%	17%	50%
Brighton Manor	25%	13%	13%	--	50%
Coco Palms	5%	15%	15%	30%	35%
Cottonwood Arms	27%	10%	9%	27%	27%
Del Nido	30%	6%	6%	34%	25%
Desert Gardens	23%	24%	4%	15%	35%
Posada del Sol	34%	5%	--	15%	45%
Royal Manor	18%	--	--	27%	55%

Projected Residence Con't

Apt. Complex	0-1 yrs.	1-3 yrs.	3+ yrs.	Indefi- nite	Perma- nent
2nd Ave. Apts.	--	14%	14%	14%	57%
Valley Townhouse	16%	12%	6%	13%	52%
Valley Villa	14%	10%	--	24%	52%
Villa Lee	28%	6%	7%	38%	21%
Average Total	23%	9%	5%	23%	39%

Apt. Complex	Housing			Till perm't Housing		
	0-1 yrs.	1-3 yrs.	3+ yrs.	Indefi- nite	perm't Housing	Perma- nent
Aurora Manor	21%	13%	8%	17%	33%	8%
Brighton Manor	13%	--	--	38%	50%	--
Coco Palms	10%	25%	5%	30%	20%	10%
Cottonwood Arms	41%	--	--	14%	45%	--
Del Nido	33%	12%	--	16%	37%	2%
Desert Gardens	38%	12%	--	8%	42%	--
Posada del Sol	37%	9%	3%	7%	44%	1%
Royal Manor	45%	18%	--	36%	--	--
2nd Ave. Apts.	14%	29%	29%	--	14%	14%
Valley Townhouse	26%	16%	3%	13%	39%	3%
Valley Villa	24%	10%	--	24%	29%	14%
Villa Lee	24%	10%	3%	31%	31%	--
Average Total	30%	11%	3%	16%	38%	3%

A notable characteristic pertaining to the responses to projected residence was a relatively rapid turnover rate and an uncertain, transient tendency regarding the proposed length of stay in apartment complexes or within the City. For example, 30% of those interviewed planned on remaining in their apartments less than one year, 11% for 1-3 years, 3% over three years, 3% permanently (largely retired), and 16% were indefinite. Also noteworthy was that 38%, the largest category, planned to remain in their apartments only until permanent housing could be found. This corresponds with data contained in the City of El Centro Single Family Residential Growth Trend Survey which estimated that 28% of those surveyed had rented in the City of El Centro just prior to home ownership.

Projected residence within the City indicated that only 39% planned to remain permanently, 23% planned to remain less than one year, 9% for 1-3 years, 5% over three years and 23% were indefinite. This data portrays a highly mobile population, considering that only 36% of El Centro's surveyed apartment residents last lived within City limits and only 39% definitely planned to remain in El Centro. This high mobility rate substantiates a recent Imperial County/University of California demographic study* estimating that roughly 40% of the Imperial County population may be involved in inter-county moves. This migratory trend along with increased economic constraints would also help to explain why apartment construction has expanded faster than single family homes.

*Pick, James B., et al. "Population Analysis Relative to Geothermal Energy Development, Imperial County California" in Summary of Final Reports on Geothermal Energy in Imperial County, April, 1977, (mimeo)

SUMMARY AND CONCLUSIONS

Since 1960 residential expansion in the City of El Centro has been characterized by increased apartment construction and an irregular but overall building rate 10-15% higher than the steady moderate population growth. The following factors were found to be most relevant to apartment growth trends in El Centro.

1. In-migration generated 64% of the demand for apartments in El Centro. In-migration from other counties in California was greater than either from other areas of Imperial County or from out of state.
2. A high mobility was characteristic of apartment residents demonstrated by only 36% last living in El Centro and only 39% planning to remain permanently. This in-and-out migration seems to have been relatively balanced and has apparently resulted in moderate growth rather than dramatic gains in population.
3. In-migration was largely dependent upon employment opportunities in El Centro. However, 36% worked in other areas of Imperial County indicating neighboring work opportunities create additional housing demand in El Centro.
4. Household redistribution accounted for 16% of the demand for apartments. A 22% reduction in prior household density contributed to the residential building rate in excess of population growth.
5. Government agencies provided more jobs than any other single employment category. Unemployment rates for most surveyed apartment complexes were considerably lower than the over-all rate for Imperial County.

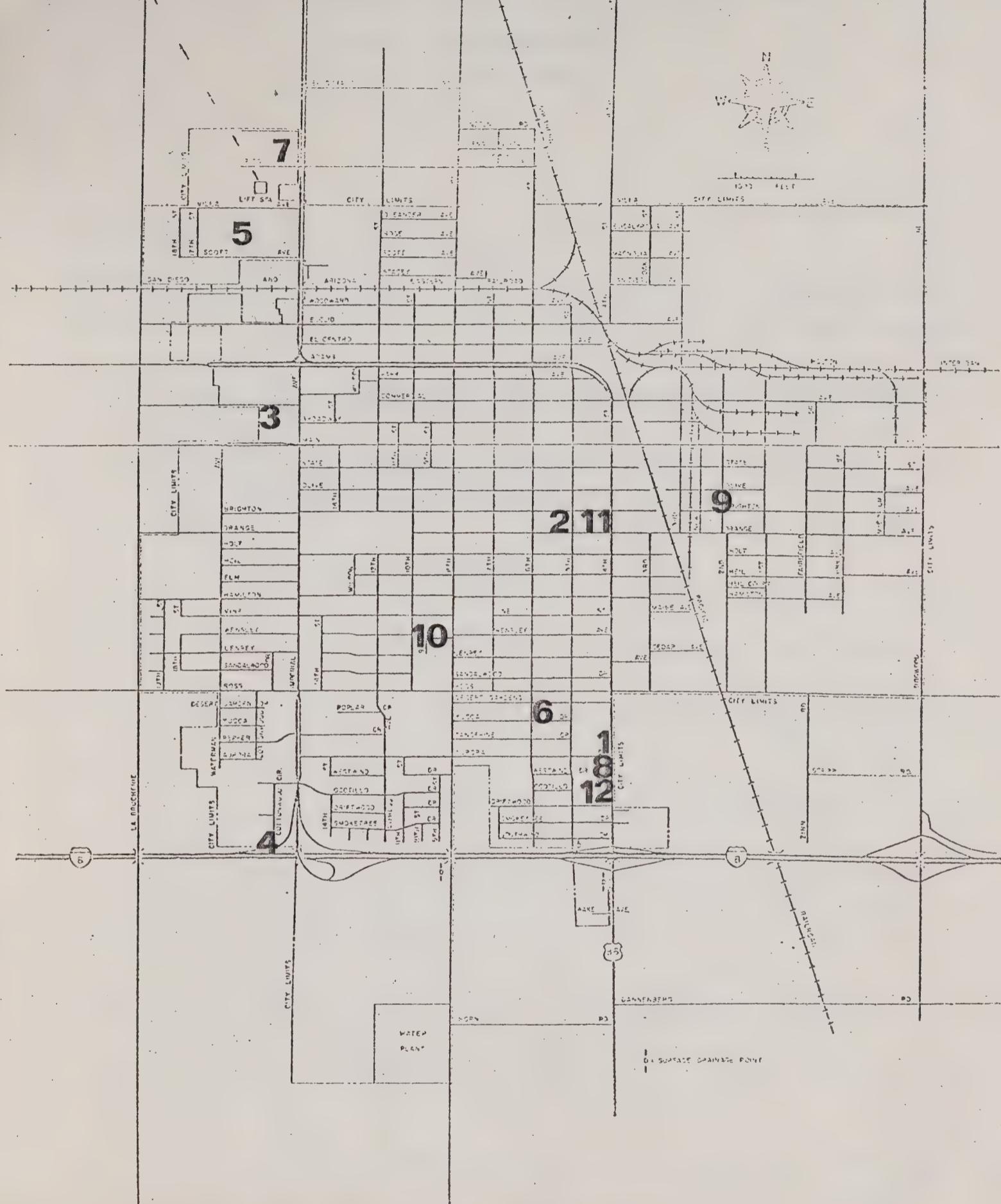
6. Apartment turnovers were frequent as only 3% definitely planned to remain in their respective apartments for more than three years and 38% hoped to switch directly to home ownership. In addition, 35% had moved from home ownership back to renting.
7. The average household size for the entire area surveyed was 2.5 persons per apartment unit, including seven school age children for every ten apartment units, or .7 of a child per household.

In conclusion, many issues which impact upon apartment growth trends, such as the effects of varying seasonal vacancy rates and other pertinent socio-economic information, could not be adequately addressed in a study of this size. Nonetheless, it is hoped that the data presented in this report will contribute to an ongoing analysis of housing in El Centro which may enable the City to better plan and be more responsive to the needs of the community.

APPENDIX



CITY OF
EL CENTRO



MAP OF AREA SURVEYED

- | | |
|--------------------------|----------------------------|
| 1. Aurora Manor Apts. | 7. Posada Del Sol Apts. |
| 2. Brighton Manor Apts. | 8. Royal Manor Apts. |
| 3. Coco Palms Apts. | 9. "Second St." Apts. |
| 4. Cottonwood Arms Apts. | 10. Valley Townhouse Apts. |
| 5. Del Nido Apts. | 11. Valley Villa Apts. |
| 6. Desert Garden Apts. | 12. Villa Lee Apts. |

CITY OF EL CENTRO, PLANNING DEPARTMENTGROWTH TREND SURVEY

APRIL, 1977

Apartment _____

Address _____ Lot _____ Block _____

Hello, I'm _____ from the City of El Centro, Planning Department. We are conducting a survey to identify the residential mobility growth trend within the City of El Centro.

1. Where did you live before moving to your present address? (out of City County, State) _____

1.(a) How long have you lived in the City of El Centro? _____

2. Did you live in a house? _____ Apartment? _____ Mobile Home _____
Other? _____ (with parents?) _____

3. Did you own? _____ Rent? _____ Your last home?

4. How many people currently reside in this unit? _____

5. What are the ages of your children? _____ (zero, if none).

6. How many people lived in your previous household? _____

7. Why did you move to your present residence (i.e. closer to work, nicer area, transfer, independence, marriage, availability, price, etc.)? _____

8. Are any of the occupants employed? Yes _____ No _____ How many? _____
a. If yes, where employed? _____

9. What are the principal occupations of your household? _____

10. How long do you plan to remain in the City? Weeks _____ Months _____
Years _____ Permanent _____

11. How long do you plan to remain in these housing units? Weeks _____
Months _____ Years _____ Until permanent housing found? _____

THANK YOU FOR YOUR COOPERATION.

ESTUDIO DE DESPLAZAMIENTO
DE RESIDENTES EN LA CIUDAD
DE EL CENTRO, CA
MARZO 1977

DEPARTAMENTOS _____

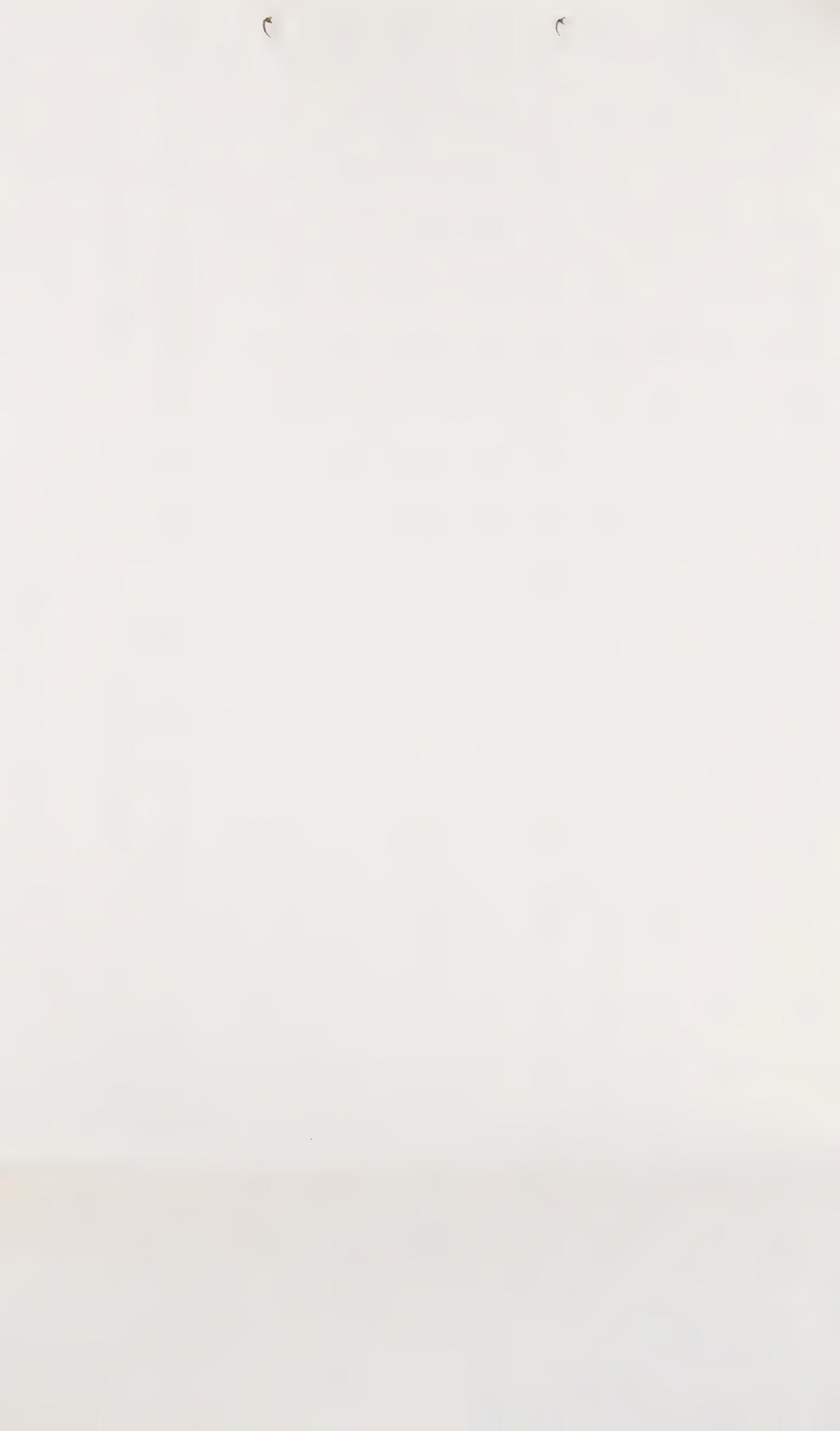
NUMERO/LETRA _____

DOMICILIO _____

1. (a). Cuanto tiempo ha vivido en la ciudad de El Centro? _____
1. Dónde residía antes de cambiarse a este domicilio (ciudad, condado, estado)? _____
2. Vivía en casa? _____ Departamento _____ Casa Mobile (trailer) _____
Otro tipo de vivienda? _____ Con sus padres? _____
3. Era dueño? _____ Rentaba? _____ Su último hogar? _____
4. Cuantas personas viven en este domicilio? _____
5. Qué edad tienen sus hijos? _____
6. Cuantas personas vivían en su domicilio anterior? _____
7. Porqué motivo se mudó a esta residencia (v.g. cerca al trabajo,
Mejor area, trabajo, matrimonio, única residencia disponible, costo)?
8. Trabajan los miembros de su familia? Si _____ No _____ Cuántos?
a. Si, Endonde trabajan?
9. Qué tipo de trabajo tienen? Gobierno, Tienda, Agrícola
1. _____ 2. _____ 3. _____
10. Qué tanto piensa permanecer en la ciudad? Semanas _____ Meses _____ Años _____
Permanentemente _____
11. Qué tanto piensa permanecer en estos departamentos? Semanas _____ Meses _____
Años _____ Hasta encontrar casa? _____

CITY OF EL CENTRO
APARTMENT GROWTH TREND SURVEY 1977

Apt. Complex	City	PRIOR RESIDENCE						HOUSEHOLD STATISTICS				REASONS FOR MOVING							
		Imp. Cty.	Out of CA.	State	House	Mobile Apt.	Home	Own	Rent	No. of Child. H.H.	Ave. Child Age	No. Pres. H.H.	No. Prior H.H.	Employ- ment	Area Size	Indepen- dence	Marital Status	Price Avail.	Other
Aurora Manor		33%	17%	37%	12%	42%	46%	12%	33% 66%	1.2	7.9	3.1	2.9	42%	25%	--	4%	29%	--
Lighton Manor		33%	33%	22%	11%	66%	22%	11%	66% 33%	--	--	2	2.8	33%	11%	22%	11%	22%	--
Coco Palms		45%	20%	30%	5%	40%	55%	5%	40% 60%	.05	15	1.7	2.3	35%	35%	5%	5%	5%	15%
Cottonwood Arms		14%	9%	36%	36%	68%	27%	4%	50% 50%	.7	8.3	2.6	2.7	64%	14%	--	4%	14%	4%
Del Nido		28%	19%	26%	25%	42%	56%	3%	33% 66%	.04	.5	1.6	2.6	47%	9%	9%	9%	19%	7%
Desert Gardens		31%	15%	27%	23%	42%	54%	4%	31% 69%	.7	7.3	2.5	3.3	46%	15%	9%	19%	11%	--
Posada del Sol		22%	31%	31%	11%	65%	31%	3%	25% 72%	1.5	7	3.9	4.4	46%	13%	8%	7%	24%	1%
Royal Manor		73%	9%	--	18%	54%	45%	--	36% 54%	.09	.5	1.5	2.6	18%	18%	27%	18%	18%	--
2nd Ave. Apts.		100%	--	--	--	29%	71%	--	28% 70%	.3	3	2.3	4	14%	43%	14%	14%	14%	--
Valley Townhouse		61%	13%	13%	13%	52%	42%	6%	35% 64%	.5	10	2.5	2.7	39%	16%	3%	3%	35%	3%
Valley Villa		52%	14%	19%	14%	57%	43%	--	52% 48%	--	--	1.4	2.8	24%	38%	24%	5%	--	10%
Villa Lee		31%	7%	24%	34%	55%	38%	7%	31% 69%	.5	5.8	2.8	3.1	59%	10%	--	3%	14%	13%
Average Total		36%	18%	26%	18%	52%	43%	5%	35% 65%	.7	7	2.5	3.2	38%	18%	8%	8%	18%	10%



CITY OF EL CENTRO
APARTMENT GROWTH TREND SURVEY 1977

Apt. Complex	STATUS				EMPLOYMENT								LOCATION					
	Em- ployed	Unem- ployed	Re- tired	Multi- Income	TYPE		Ind./ Agric.	W/R	Serv.	Manuf.	Gov't	Profes- sional	Const.	Ins./ Fin.	Other	El Centro	Calexi- co	Braw- ley
Aurora Manor	100%	--	--	38%	3%	15%	27%	3%	12%	27%	3%	6%	3%	87%	13%	--	--	
Lighton Manor	89%	--	11%	--	--	70%	20%	--	--	10%	--	--	--	100%	--	--	--	
Coco Palms	80%	10%	10%	30%	5%	33%	--	--	24%	33%	5%	--	--	67%	4%	--	29%	
Cottonwood Arms	100%	--	--	27%	11%	7%	7%	18%	36%	18%	4%	--	--	70%	7%	13%	7%	
Del Nido	93%	4%	4%	32%	5%	14%	6%	13%	38%	17%	--	--	8%	55%	13%	11%	21%	
Desert Gardens	96%	4%	--	27%	--	7%	14%	10%	28%	28%	--	--	14%	71%	--	8%	22%	
Posada del Sol	82%	15%	3%	18%	44%	14%	12%	18%	2%	--	3%	--	8%	54%	4%	13%	29%	
Royal Manor	92%	8%	--	27%	--	20%	10%	--	30%	40%	--	--	--	75%	--	--	25%	
2nd Ave. Apts.	72%	14%	14%	29%	29%	14%	--	--	29%	14%	14%	--	--	71%	--	--	29%	
Valley Townhouse	97%	--	3%	32%	9%	9%	16%	3%	19%	22%	3%	9%	9%	62%	10%	5%	23%	
Valley Villa	86%	5%	9%	14%	10%	5%	24%	24%	19%	10%	--	5%	5%	52%	19%	10%	19%	
Villa Lee	97%	3%	--	34%	3%	18%	9%	12%	36%	9%	--	12%	--	73%	21%	3%	3%	
Average Total	92%	5%	3%	23%	12%	15%	12%	11%	22%	15%	2%	3%	5%	64%	9%	8%	19%	

Exhibit C (Continued)

CITY OF EL CENTRO
APARTMENT GROWTH TREND SURVEY 1977

PROJECTED RESIDENCE

Apt. Complex	City			Housing						Till permn't Housing			Total Respons
	0-1 yrs.	1-3 yrs.	3+ yrs.	Indefi- nite	Perma- nent	0-1 yrs.	1-3 yrs.	3+ yrs.	Indefi- nite	permn't Housing	Perma- nent		
Aurora Manor	13%	12%	8%	17%	50%	21%	13%	8%	17%	33%	8%	80%	24
Brighton Manor	25%	13%	13%	--	50%	13%	--	--	38%	50%	--	50%	8
Coco Palms	5%	15%	15%	30%	35%	10%	25%	5%	30%	20%	10%	10%	20
Cottonwood Arms	27%	10%	9%	27%	27%	41%	--	--	14%	45%	--	45%	22
Del Nido	30%	6%	6%	34%	25%	33%	12%	--	16%	37%	2%	37%	53
Desert Gardens	23%	24%	4%	15%	35%	38%	12%	--	8%	42%	--	42%	26
Posada del Sol	34%	5%	--	15%	45%	37%	9%	3%	7%	44%	1%	44%	71
Royal Manor	18%	--	--	27%	55%	45%	18%	--	36%	--	--	36%	11
2nd Ave. Apts.	--	14%	14%	14%	57%	14%	29%	29%	--	14%	14%	14%	7
Valley Townhouse	16%	12%	6%	13%	52%	26%	16%	3%	13%	39%	3%	39%	31
Valley Villa	14%	10%	--	24%	52%	24%	10%	--	24%	29%	14%	29%	21
Villa Lee	28%	6%	7%	38%	21%	24%	10%	3%	31%	31%	--	31%	29
Average Total	23%	9%	5%	23%	39%	30%	11%	3%	16%	38%	3%	38%	323

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